

ATTACHMENT 4

COAL 15-0074

Doug Rion to: Jo Manson

03/09/2016 11:17 AM

Jo,

revised conditions as we discussed this morning, are attached.



COAL 15-0074 Schroder Tucker Cyn Rd REV1.docx

Doug Rion
County Surveyor
San Luis Obispo County Public Works Dept.
805-781-5265
drion@co.slo.ca.us

Revised Recommended Project Conditions of Approval:

Access

1. Record a Restrictive Covenant to provide access to parcel 1 over parcel 2 or in the alternative provide evidence of an access easement from Tucker Canyon Rd to Parcel 1. The Covenant or access easement shall be recorded prior to or concurrent with recordation of the Lot Line Adjustment..
2. Record a Declaration of Restrictive Covenant or access and utility easement to provide access and utility service to proposed Parcel 1 over proposed Parcel 2 or in the alternative provide evidence of an access and utility service easement from Tucker Canyon Rd to Parcel 1. The Covenant or easement shall be recorded prior to or concurrent with recordation of the Lot Line Adjustment.
3. All new parcels shall be provided with a minimum 24-foot wide private access easement to a public road. Additional easement width shall be provided as necessary to contain all elements of the private access roadway prism. The easements may be created by parcel map, grant deed, or restrictive covenant.

COAL 15-0074 revised LLA map
Doug Rion to: Jo Manson

02/09/2016 03:19 PM

Jo,

The revised LLA map dated 1/29/2016 is good to go !

Doug Rion
County Surveyor
San Luis Obispo County Public Works Dept.
805-781-5265
drion@co.slo.ca.us



ATTACHMENT 4
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: October 28, 2015

To: Jo Manson, Project Manager

From: Glenn Marshall, Development Services Engineer

Subject: **Public Works Comments on COAL 15-0074 (SUB2015-00030), Schroeder. Tucker Canyon Rd, Shandon**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

- A. Please have the applicant's agent make the following changes and resubmit:*
- a. Remove the word "Tentative" from the map title.*
 - b. Designate the parcels with numbers not letters.*
 - c. Designate an access and utility easement in favor of Parcel A (1) over Parcel B (2) from Tucker Canyon Road.*

Public Works Comments:

- A. Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances. The proposed map appears to be in compliance.

Recommended Project Conditions of Approval:

Access

1. Record a Restrictive Covenant to provide access to parcel 1 over parcel 2. Covenant shall be recorded prior to or concurrent with COAL Parcel Map or Certificates of Compliance.
2. Record a Declaration of Restrictive Covenant or access and utility easement to provide access and utility service to proposed Parcel A (1) over proposed Parcel B (2). The Covenant or easement must be recorded prior to or concurrent with recordation of the Lot Line Adjustment.
3. All new parcels shall be provided with a minimum 24-foot wide private access easement to a public road. Additional easement width shall be provided as necessary to contain all elements of the private access roadway prism. The easements may be created by parcel map, grant deed, or restrictive covenant.

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**DEPARTMENT OF PLANNING AND BUILDING**

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL**DATE:** 10/26/2015**TO:** Terry Wahler**FROM:** Jo Manson (805-781-4660 or jmanson@co.slo.ca.us)
NORTH COUNTY Team / Development Review

PROJECT DESCRIPTION: SUB2015-00030 COAL15-074 SCHROEDER – Proposed lot line adjustment to adjust two parcels of 160 and 880 acres to 638.3 and 401.7 acres respectively per Court Case No. 15PR-0054. Site location is Township 26S, Range 15E, Sections 25, 26, 35 and 36, on either side of Tucker Canyon Road, southeast of the community of Shandon in the Shandon-Carrizo Sub Area North, North County Planning Area. APNs:017-261-015 & 017-261-021

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

PLEASE SEE ATTACHED MEMO

Date

11-16-15

Name

TERRY WAHLER

Phone

781-5621



DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land ♦ Helping to Build Great Communities

DATE: 11/16/15
TO: Jo Manson, Project Manager
FROM: Terry Wahler, Land Conservation Program /Williamson Act
SUBJECT: Schroeder - SUB2015-00030

Portions of these parcels (APNs: 017-261-015 & 017-261-021) are under Williamson Act Agricultural Preserves and Land Conservation Contracts (Resolution No. 72-93 – Hansen, Resolution No. 72-84 – Schroeder and Resolution No. 72-85 – Schroeder). The parcels do not appear to be in compliance with the terms of their contracts because the parcels are smaller than the required 640 acre minimum parcel size in each land conservation contract.

Government Code Section 51257 requires land owners to rescind and simultaneously enter into new land conservation contracts when proposing lot line adjustments of contracted land. In this case the underlying Agricultural Preserve will also need to be amended to bring the Preserve into compliance with current eligibility standards in the Rules of Procedure to Implement the California Land Conservation Act of 1965.

The applicant will need to submit two complete applications to amend the Agricultural Preserves and enter into new contracts. The current eligibility standards in the Rules of Procedure allow a smaller (320 acre) minimum parcel size for range land agricultural properties. The applications should include a request to reduce the minimum parcel size from 640 acres to 320 acres. These applications must be processed simultaneously with the lot line adjustment and should be submitted prior to acceptance of the lot line adjustment application as "complete".



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

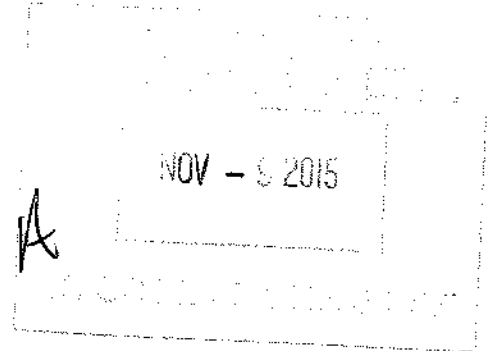
AgCommSLO@co.slo.ca.us

DATE: November 6, 2015

TO: Jo Manson, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department

SUBJECT: Schroeder Lot Line Adjustment SUB2015-00030 (1847)



Comments

The applicant proposes to reconfigure two existing parcels of 160 and 880 acres each to create two parcels of 638.3 and 401.7 acres each. The project site is located on Tucker Canyon Road, southeast of Shandon. The project site has historically been used for cattle grazing.

The property is currently under a Williamson Act contract and the proposed parcels will need to qualify and enter into a new contract.

The Agriculture Department considers the proposal to be **equal to** the existing parcel configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.